

003.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,067,600 / 1,067,600

APPRAISED:

1,067,600 / 1,067,600

USE VALUE:

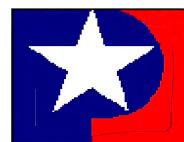
1,067,600 / 1,067,600

ASSESSED:

1,067,600 / 1,067,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
27		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CIAMPA MICHAEL JOSEPH	
Owner 2: CIAMPA JODI LYNN	
Owner 3:	

Street 1: 27 VARNUM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CIAMPA MICHAEL -

Owner 2: -

Street 1: 27 VARNUM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3726 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Legal Description										User Acct
										3052
										GIS Ref
										GIS Ref
										Insp Date
										08/31/17

USER DEFINED

Prior Id # 1: 3052

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT										Parcel ID	003.0-0004-0008.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	105	FV	623,600	0	4,500.	444,000	1,067,600		Year end	12/23/2021	
2021	105	FV	595,500	0	4,500.	444,000	1,039,500		Year End Roll	12/10/2020	
2020	105	FV	595,500	0	4,500.	444,000	1,039,500	1,039,500	Year End Roll	12/18/2019	
2019	105	FV	455,500	0	4,500.	471,800	927,300	927,300	Year End Roll	1/3/2019	
2018	105	FV	455,500	0	4,500.	344,100	799,600	799,600	Year End Roll	12/20/2017	
2017	105	FV	425,700	0	4,500.	299,700	725,400	725,400	Year End Roll	1/3/2017	
2016	105	FV	425,700	0	4,500.	255,300	681,000	681,000	Year End	1/4/2016	
2015	105	FV	380,300	0	4,500.	249,800	630,100	630,100	Year End Roll	12/11/2014	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
CIAMPA MICHAEL,	1562-170		9/17/2020	Convenience			1	No	No								
CICCOLO THOMAS	1441-85		9/3/2013	Estate/Div		750,000	No	No	No	D.O.D. Thomas Ciccolo 12/26/1986.							
	861-198		5/29/1975			48,500	No	No	N								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/18/2013	1696	Alterati	20,000	O					8/31/2017	MEAS&NOTICE	HS	Hanne S					
									3/4/2014	Info Fm Prmt	EMK	Ellen K					
									5/21/2009	Info At Door	189	PATRIOT					
									12/14/1999	Meas/Inspect	264	PATRIOT					
									9/23/1999	Mailer Sent							
									9/23/1999	Measured	267	PATRIOT					
									8/27/1993		TH						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13	- Multi-Garden			Full Bath: 3	Rating: Average			OF=SINK IN BMT.										
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath: 1	Rating:													
(Liv) Units: 3	Total: 3			3/4 Bath: 1	Rating:													
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating:													
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:													
Sec Wall: 1	%			OthrFix: 1	Rating: Average													
Roof Struct: 3	- Gambrel			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Average													
Color: GREEN				A Kits: 1	Rating: Good													
View / Desir:				Frl: 1	Rating:													
GENERAL INFORMATION				WSFlue: 1	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1912	Eff Yr Blt:			Location: 1														
Alt LUC:	Alt %:			Total Units: 1														
Jurisdct: G15	Fact: .			Floor: 1														
Const Mod:				% Own: 1														
Lump Sum Adj:				Name: 1														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good 26.4 %			Functional: 1														
Prim Int Wal: 2	Economic: 1			Additions: 1														
Sec Int Wall: 1	Special: 1			Kitchen: 1														
Partition: T - Typical	Override: 1			Baths: 1														
Prim Floors: 3	Total: 26.4 %			Plumbing: 1														
Sec Floors: 1				Electric: 1														
Bsmnt Flr: 12	Concrete			Heating: 1														
Subfloor: 1				General: 1														
Bsmnt Gar: 1				REMODELING														
Electric: 3	Typical			No Unit: 1	RMS: 5	BRS: 2	FL: 1											
Insulation: 2	Typical			Interior: 1														
Int vs Ext: S				Additions: 1														
Heat Fuel: 1	Oil			Kitchen: 1														
Heat Type: 5	Steam			Baths: 1														
# Heat Sys: 3				Plumbing: 1														
% Heated: 100	AC: 100			Electric: 1														
Solar HW: NO	Central Vac: NO			Heating: 1														
% Com Wal	Sprinkled			General: 1														
MOBILE HOME				Make: 1				Rate	Parcel ID	Typ	Date	Sale Price	COMPARABLE SALES					
SPEC FEATURES/YARD ITEMS				Model: 1				WtAv\$/SQ:	AvRate:	Ind.Val								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
PARCEL ID 003.0-0004-0008.0																		
More: N		Total Yard Items:				Total Special Features:				Total:								